

Minutes of Plan Commission Meeting February 15, 2022

Call to Order – Mike Palm called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, Dee Marshall, and Matthew Boeggner. Mike Palm was absent.

Also in attendance were Tom Pinion, Mayor Nelson, Mitch Buschkopf, Meg Roback, Tyler Edwards, and Mike Stafford.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Designee Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Franzen to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by O'Neill, seconded by Kolb to approve the minutes of the January 18, 2022 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

New Business

- a. Request to Rezone Lots 93 and 94 of the Second Addition to Spruce Haven from B-3, Highway-Oriented Business to R-4, Four thru Twelve Family Residential and Lots 95 & 134 through 137 from B-3 Highway-Oriented Business to R-5, Thirteen Family and Up Residential by Robert Bowden – No one was in attendance to address this request, no action was taken by the Commission.
- b. Review and approve a One-Lot Certified Survey Map for JDJE, LLC in an I-4 Planned Industrial/Business zoning district, located on the west side of Gateway Drive in the NW1/4 of the SW1/4, Section 3, T11N, R6E in the City of Baraboo, Sauk County, Wisconsin – Meg Roback introduced herself to the Commission. Pinion presented the background for the request. It was moved by Kolb, seconded by O'Neill to approve the CSM as presented. On roll call vote for the motion, Ayes – Wedekind, Franzen, O'Neill, Kolb, Marshall, and Boeggner. Nay – 0, motion carried 6-0.
- c. Review and approve a Site Plan for JDJE, LLC for a proposed Fairfield Inn & Suites hotel on a 2.49-acre lot on the west side of Gateway Drive between Pizza Ranch and Teel Plastics – Meg Roback addressed the Commission. Roback said that they are proposing a 4-story, wood frame hotel for a Fairfield Inn and Suites. She said there will be 97 hotel units, full dedicated parking surrounding the building, several outdoor spaces in addition to that parking to serve meeting room and an indoor/outdoor hot tub spa type element, a fire pit patio area that will be off the main lobby and breakfast room. She said that the hotel also features a covered entry and a driveway under entry for the comfort of guests. Roback then presented the exterior materials and color schemes of the proposed hotel. The possible need for storage space was discussed. Roback presented sustainable features. There will be charging stations for electric vehicles. She said the building will contain low flow plumbing fixtures for water conservation and LED energy efficient lighting. She said the owner is looking at an option for an energy management system. She said that the rooms would have energy star appliances. Roback said the owner is looking into the pool being salt-water pool. Kolb asked if the site lighting plan and stormwater management plan have been submitted. Roback said that the site lighting plan would be contingent on approval. Pinion said that they would have to get a separate permit from the DNR for stormwater management and the City mirrors the DNR requirements. Kolb moved to approve the site plan for the JDJE, LLC for a proposed Fairfield Inn & Suites conditioned on meeting stormwater management, site lighting, and landscaping requirements, and approved by management. O'Neill seconded the motion. On roll call vote for the motion, Ayes – O'Neill, Kolb, Marshall, Boeggner, Wedekind, and Franzen. Nay – 0, motion carried 6-0.
- d. Consider the General Development Plan Specific Implementation Plan in accordance with Steps 3 and 4 of the Planned Development process for Menards for a self-service storage facility on the vacant 8-acre lot on the south side of their existing facility, located at 1040 State Rd 136, in the City of Baraboo, Sauk County, Wisconsin – Tyler Edwards, Real Estate Division for Menard's addressed the Commission. He said that all the doors face in; all units will be fully enclosed with no rows of doors being visible. He then presented the

landscape, and site lighting plans. Edwards then presented the elevations and exterior materials and colors to the Commission. Edwards said that they are looking into the possibility of the use of solar energy. Kolb asked if Edwards would consider working with the Baraboo Arts Council at some time for a possible mural on the wall. Edwards answered in the affirmative. Kolb moved to forward to Council with a positive recommendation, conditioned on the landscaping and stormwater plans being approved by the City. Boeggner seconded the motion. Franzen said that it wasn't long ago the Commission denied a project of this sort across from Walmart, he feels the Commission didn't want it then and should not have it now. Boeggner said given the location of this project and the new highway going in, going down that stretch it is a lot different from being the first thing you see as you come off the highway. On roll call vote for the motion, Ayes - O'Neill, Kolb, Marshall, Boeggner, and Wedekind. Nay - Franzen. Motion carried 5-1.

- e. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for Corey Oil LTD to expand their existing bulk fuel storage facility and add an accessory structure on their 0.19-acre site at the southwest corner of the intersection of Potter Street and Depot Street in the City of Baraboo, Sauk County, Wisconsin – Mike Stafford addressed the Commission. Stafford said that they want to use the 10x16 building for an accessory to the bulk plant. He said that it is needed most for security cameras, internet, and the new tank monitoring system. Pinion explained to the Commission the need for the PUD zoning. The consensus of the Commission was to move forward with the PUD Zoning.
- f. Review and recommend approval of the Final Plat of Greenfield Reserve, a residential subdivision on the south side of STH 33 approximately ¼ of a mile east of Taft Avenue (CTH T), located in the east half of the SW1/4 of Section 31, T12N R7E and the N1/4 of the NW1/4 of Section 6, T12N, R6E, City of Baraboo, Sauk County, Wisconsin – Pinion presented the background for the Final Plat for Greenfield Reserve. Pinion explained the Stormwater plan to the Commission. It was moved by Kolb, seconded by Franzen to recommend approval of the Final Plat of Greenfield Reserve as presented. On roll call vote on the motion, Ayes – Kolb, Marshall, Boeggner, Wedekind, Franzen, and O'Neill. Nay – 0, motion carried 6-1.

Adjournment - It was moved by Kolb, seconded by O'Neill to adjourn at 6:11 p.m. The motion carried unanimously.

Phil Wedekind
Plan Commission Vice-Chair